

Design Guidelines for Old Sixth Ward Protected Historic District Houston, Texas



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Design Guidelines for Old Sixth Ward Protected Historic District

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I. Introduction and General Information

A. Purpose and Goals

Old Sixth Ward represents the highest concentration of historic homes in the City of Houston. Its proximity to downtown, along with the increasing interest in redeveloping inner city areas has resulted in a surge of development activity around and within the District. These Design Guidelines have been developed and adopted by the City of Houston in order to promote the following goals and objectives:

- To preserve the existing building stock and general neighborhood character of Old Sixth Ward.
- To allow for the orderly and compatible alteration of existing historic properties in the District in a manner that protects and enhances the building or structure.
- To provide for new infill development and additions that are compatible with the surrounding historic structures and preserve the existing neighborhood character.

The express purpose of these Design Guidelines to describe and define, both in narrative and illustrative form, the type of construction, alteration, and restoration that is considered appropriate for the District. Careful attention to the intent and content of these Guidelines, with appropriate consultation and review by City Staff and the HAHC, will assist in the granting of a Certificate of Appropriateness, and more importantly, in the preservation and enhancement of the Old Sixth Ward.

Old Sixth Ward owes its character to several factors:

- A traditional grid of streets that define a series of regular, rectangular blocks. This approach actually yields a great deal of variety and interest, since the grid allows for a variety of lot sizes and orientations. Also, uses were mixed, with commercial establishments and churches interspersed among the residential uses.
- A building stock that, to this day, represents a historical period reflective of Houston's formative years. Many of the buildings standing today were built between 1870 and 1900. While there is great variety in typology and detail, they are generally based on a vernacular tradition of wood frame construction.
- Homes and commercial establishments that promote an active relationship to the street. Stores and other commercial buildings were generally located on corner lots, where they could maximize their street exposure, and are typically located directly on the street right of way line. Homes were typically set back only a minimal distance, generally in the range of 10 feet or less. Front porches and front doors facing the street are a nearly universal feature. The rear portion of the lot was devoted to yard, but often had smaller outbuildings or accessory buildings located near the rear lot line.

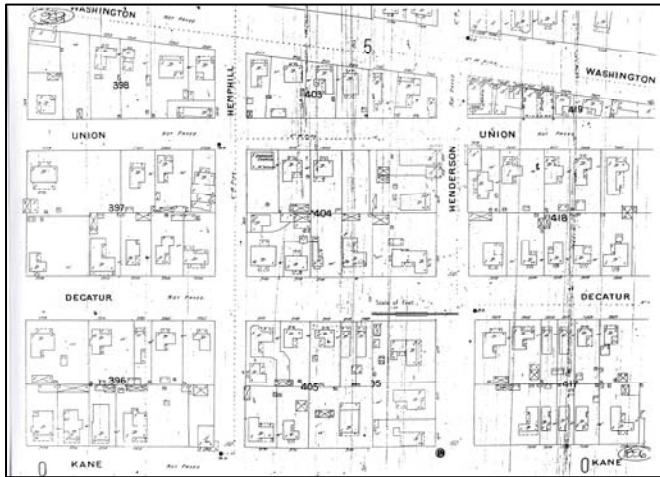


Figure I.1 A portion of the Sanborn Fire Insurance Map of 1896 showing a portion of Old Sixth Ward.

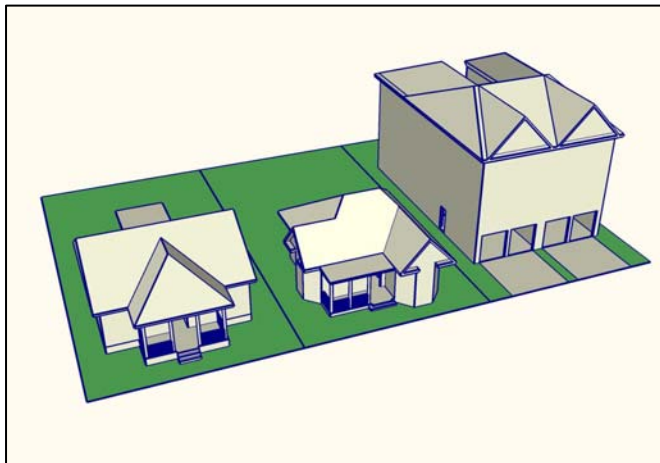


Figure I.2 An inappropriate example of massing.

These characteristics are clearly indicated by maps of the time. Some of the old Sanborn Fire Insurance Maps dating from the 1890s and 1900s are still available; Figure I-1 shows a portion of one of these maps from an area within the current Old Sixth Ward District boundary.

In defining how new development can be introduced into this existing fabric in an appropriate and compatible manner, it may be helpful to begin by considering an example which would be clearly inappropriate. Figure I-2 depicts several lots along a typical street within the District. The two lots on the left represent historic cottages of types commonly seen in the District; the lot on the right illustrates a new development of a type that is becoming increasingly common in infill situations. The new construction shown here are two townhomes occupying a single lot. The front of the units is dominated by garage doors and driveways. In order to maximize living space, the living areas are usually located one level above grade, with bedrooms occupying a third level. This image illustrates several factors that contribute to the incompatibility of this development:

- Disparity in scale and massing. The new construction is considerably taller than the adjacent buildings and occupies a much greater portion of the site.
- The disposition of parking and garages makes them the most dominant feature of the street frontage, in marked contrast to the more people friendly front porch.

It should be stated that the intent of these Guidelines is not to stifle development in the District, but to provide for a range of options that integrate contemporary desires and expectations with the historic fabric in a mutually beneficial manner.

B. Administrative Provisions

1. Administration. The provisions of these Guidelines shall be administered and enforced by the Planning and Development Department. The Houston Archaeological and Historic Commission is the responsible approval authority for a Certificate of Appropriateness.
2. Applicable Regulations. These Guidelines are a supplement to the provisions of Article VI, Historic Preservation, of Chapter 33 of the City of Houston Code of Ordinances.
 - a. These Guidelines are specifically intended to clarify and illustrate the criteria for issuance of a Certificate of Appropriateness enumerated in Sections 33-240 through 33-242 of the Houston Code. In general, these criteria require that alterations to historic properties preserve the distinguishing qualities, and that new construction be compatible with historic structures on the blockface and facing blockface(s) in terms of setbacks, exterior features, and proportions.
 - b. Other City Ordinances also have bearing on development within the District, including, but not limited to:
 - i. Chapter 42, Subdivisions, Developments and Platting
 - ii. Chapter 26, Off-street Parking and Loading
 - c. Nothing in these Guidelines or in other applicable regulations shall be construed to require a specific architectural style in the District.

C. Language Conventions

1. Provisions activated by certain auxiliary verbs are to be read as follows:
 - a. *Shall* indicates a mandatory provision.
 - b. *Should* indicates a recommended provision.
 - c. *May* indicates an optional provision.
2. Certain terms may be abbreviated as follows:
 - a. *Director* means the Director of the Department of Planning and Development.
 - b. *District* means the Old Sixth Ward Protected Historic District.
 - c. *HAHC* means the Houston Archaeological and Historical Commission.
 - d. *Houston Code* means the City of Houston Code of Ordinances.

II. How to Use these Design Guidelines

These Design Guidelines apply to all property located within the Old Sixth Ward Protected Historic District. Property within the District is classified as to whether it is a contributing structure, a potentially contributing structure, a non-contributing structure, or a vacant lot. Determining what type of work may be done within the District first requires classifying the proposed project according to the following criteria:

Once you have located your property and determined its classification, proceed to Item B below.

A. Is your property located inside the Old Sixth Ward Protected Historic District?

Refer to Figure II-1 for a map of the Old Sixth Ward Protected Historic District. All property within the boundary indicated is subject to these Guidelines. Note that all property within the District has been classified as follows:

Contributing means a structure or site that reinforces the cultural, architectural, or historical significance of the District.

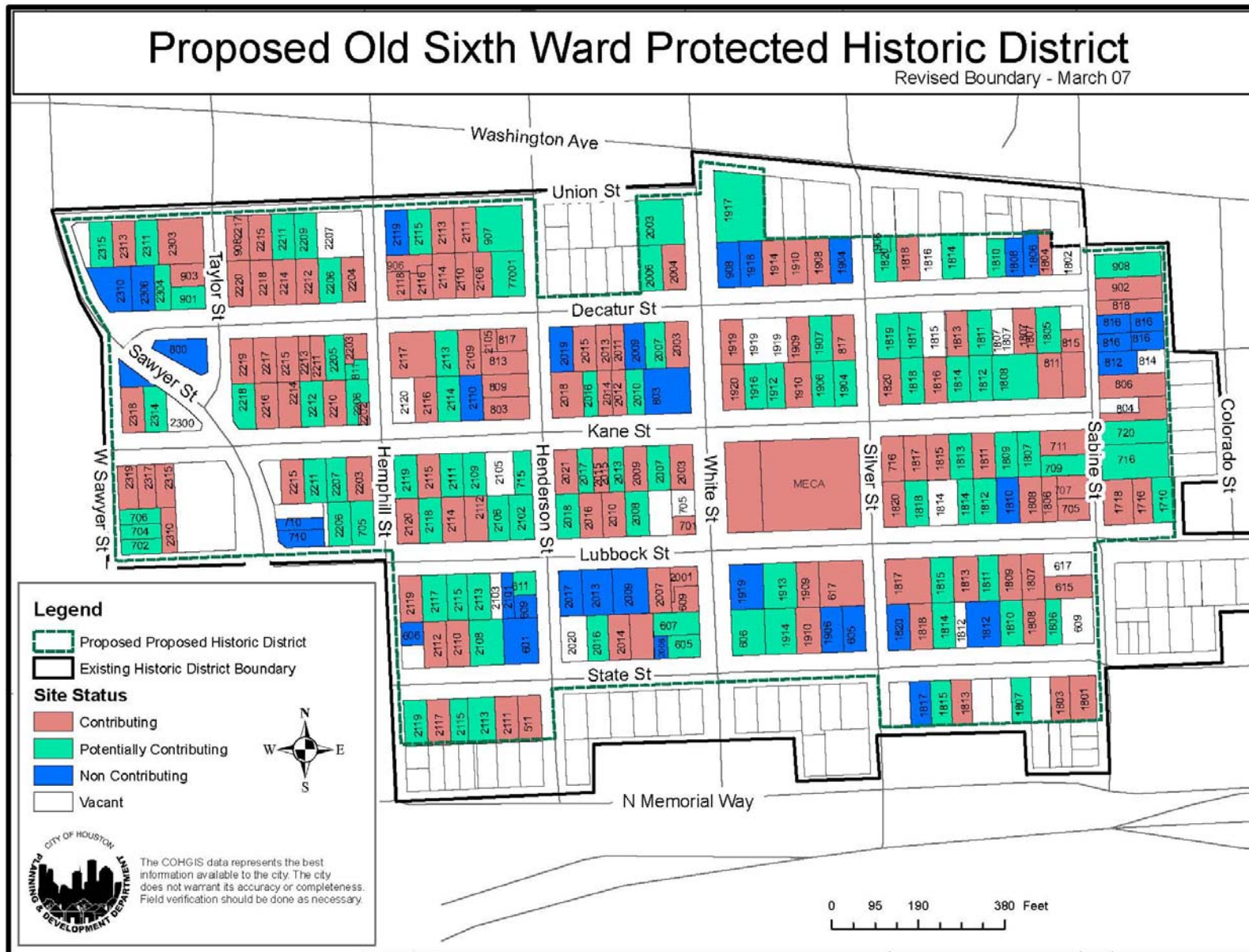
Potentially Contributing means a structure or site with incompatible alterations or deteriorating conditions that, if reversed, would reinforce the cultural, architectural, or historical significance of the District.

Non-contributing means a structure or site that does not reinforce the cultural, architectural, or historical significance of the District.

Vacant Lot is any property that has no existing building or structure, and is available for new construction.

This map reflects an accurate classification of the property as of March, 2007.

Figure II.1 Overall Plan of the Old Sixth Ward Protected Historic District



B. What is the scope of your project?

These Design Guidelines define the relevant criteria for obtaining a Certificate of Appropriateness based on the property classification.

Refer to Figure II-2 for a table that correlates the classification of the property with the general type of construction that may undertaken. The types of projects are classified as follows:

Demolition means an act or process that destroys in whole or in part any building, structure, object, or site.

Alteration means any change to the exterior of a building, structure, object, or site. Alteration shall include, but is not limited to, changing to a different kind, type or size of roofing or siding materials; changing, eliminating, or adding exterior doors, door frames, windows, window frames, shutters, fences, railings, columns, beams, walls, porches, steps, porte-cocheres, balconies, or ornamentation; or the dismantling, moving, or removing of any exterior feature. Alteration does not include ordinary maintenance and repair.

Rehabilitation means the act or process of returning a building, structure, object or site to a state of utility that makes possible the an efficient contemporary use while preserving those portions or exterior features that are historically, architecturally and culturally significant.

Restoration means the act or process of accurately recovering the form and details of a building, structure, object or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work or both.

Relocation means any change in the location of a building, structure, or object.

New Construction means any new building, structure, or object that occupies previously open land. A detached outbuilding on a site containing existing buildings or structures is considered New Construction; attached construction or additions are considered Alterations. Any construction on a vacant lot is considered New Construction.

The field where the property classification and the project type intersect indicates whether that particular type of project is permitted, and also indicates which sections of the Design Guidelines apply. For example, an alteration project on a contributing property would be subject to Section III-B of these Guidelines.

Figure II-2 Table of Treatments and Applicable Regulations

	Demolition	Alteration or Rehabilitation	Restoration	Relocation	New Construction
Contributing Structure	No	Yes (IV,V)	Yes (VI)	Conditional	N/A
Potentially Contributing Structure	No	Yes (IV,V)	Yes (VI)	Conditional	N/A
Non-contributing Structure	Yes	Yes (IV,V)	N/A	Yes	Yes (IV,V)
Vacant Lot	N/A	N/A	N/A	N/A	Yes (IV,V)

The table above correlates the types of treatment that may be undertaken depending on the classification of the building or structure, and refers the user to the appropriate sections of these Guidelines.

For example, New Construction, where permitted, is subject to the regulations in Sections IV and V. A Restoration project is subject to the regulations in Section VI.

Section IV covers site development standards.

Section V covers building elements and details.

Section VI covers historic restoration.

III. Construction Treatments

A. Demolition.

1. Contributing or Potentially Contributing Structures shall not be demolished, unless they are deemed to be an imminent danger or economic hardship can be demonstrated. Refer to the relevant sections in Chapter 33 of the Houston Code, specifically to Section 33-247.
2. Section 33-247 of the Houston Code is reproduced below for convenience.

Sec. 33-247. Same--Demolition of landmark, protected landmark, contributing structure, potentially contributing structure or within archaeological site.

(a) The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, a contributing structure or a potentially contributing structure or for demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment by the applicant of an unreasonable economic hardship or the establishment of an unusual and compelling circumstance.

(1) Determination of an unreasonable economic hardship shall be based upon the following criteria:

- a. That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;*

- b. That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; and*
- c. That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed.*

(2) With respect to a nonprofit organization, the city council recognizes that the determination of unreasonable economic hardship may depend on factors that are not applicable to an individual or a for-profit enterprise. To assist the HAHC in determining whether a nonprofit organization has met the criteria of item (1) above, the nonprofit organization may present and the HAHC may consider the following information:

- a. The amount paid for the property, the date of purchase, and the party from whom the property was purchased, including a description of the relationship, whether business or familial, if any, between the owner and the person from whom the property was purchased;*
- b. The assessed value of the land and improvements thereon according to the most recent assessment, or, if the property is exempt from local property taxes, a certified appraisal of the value of the property conducted by a qualified real estate appraiser;*
- c. Financial information for the previous two years, which shall include, at a minimum, the annual gross income of the nonprofit organization; itemized operating and maintenance expenses; real estate taxes or payments made in lieu of real property taxes, if any; annual debt service; and annual cash flow;*
- d. All appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property, or during the ownership of the property;*
- e. All listings of the property for sale or rent, price asked and offers received, if any;*

- f. Any consideration by the owner of uses and adaptive reuses of the property;*
 - g. Identification of reasonable reuses for the property within the context of the property and its location;*
 - h. Rehabilitation cost estimates for the identified uses or reuses, including the basis of the cost estimates;*
 - i. The current standard of building and maintenance costs for the performance of the mission or function of the nonprofit corporation, particularly in the Houston and Texas areas;*
 - j. A comparison of the cost of performance of the mission or function of the nonprofit organization in the existing building and in a new building, and a comparison of the cost of rehabilitation of the existing building with the demolition of the existing building and the construction of a new building;*
 - k. The impact of the reuse of the existing building on the financial condition of the nonprofit organization;*
 - l. The impact of the reuse of the existing building on the organization's program, function or mission;*
 - m. The additional cost, if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area;*
 - n. Grants received, applied for or available to maintain or approve the property;*
 - o. The nonprofit organization's budget for the current and immediately past fiscal years; and*
 - p. Consideration, if any, given by the nonprofit organization to relocation.*
- (3) Determination of the existence of an unusual or compelling circumstance shall be based upon the following criteria:*
- a. That current information does not support the historic or archaeological significance of the building, structure or*

object or its importance to the integrity of an historic district, if applicable;

- b. Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and*
- c. Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.*

If the HAHC determines that the applicant has demonstrated an unreasonable hardship or the existence of an unusual or compelling circumstance by a preponderance of credible evidence, the HAHC shall issue a certificate of appropriateness for demolition.

(b) If the HAHC does not issue a certificate of appropriateness for demolition pursuant to subsection (a), the planning official and the applicant shall explore alternatives to demolition. It shall be the duty of an applicant for a certificate of appropriateness for demolition to participate in good faith in a diligent effort to identify alternatives to demolition. The HAHC, the planning official and the applicant may consult with recognized historic preservation organizations and other civic groups, public agencies and interested citizens to determine the feasibility of:

- (1) Public or other acquisition of the property, structure, building or object;*
- (2) Relocating one or more of the structures or features of the property if to do so would preserve its historic or architectural value; or*
- (3) Any other reasonable means of preserving the property, structure, building or object's historic or architectural value.*

(Ord. No. 95-228, § 2, 3-1-95; Ord. No. 05-969, § 16, 8-17-05)

B. Alteration or Rehabilitation.

1. Scope. These Guidelines apply to the alteration or rehabilitation of any contributing or potentially contributing structure that is visible from the exterior. Alterations are further categorized as follows:
 - a. Minor Alteration. Changes to exterior materials and finishes, windows and doors, or exterior ornamentation that does not involve structural elements or changes to the building roofline or footprint.
 - b. Major Alteration. Alterations that involve changes to the roofline, structural framing, locations of exterior walls and porches, or selective demolition of certain building elements.
 - c. Additions. Changes to the building envelope that involve clear and distinct expansions of the floor plan (as opposed to a bay window, dormer, or a chimney, which would be considered a Major Alteration.) Additions shall be physically connected to the existing structure; if they are wholly detached and independent of the existing structure, they would be considered New Construction.
2. Applicable Regulations. Depending on the category of alteration, the following sections of the Guidelines apply:
 - a. Minor Alteration. Since the change will not affect the majority of the building or structure, the changes should not deviate substantially from the established range of materials and finishes. Refer to Section V,

Building Elements and Details and Section VI, Historic Restoration.

- b. Major Alteration. Refer to Section V, Building Elements and Details.
- c. Additions. Refer to Section IV, Site Planning Standards and Section V, Building Elements and Details.

3. Section 33-241 of the Houston Code is reproduced below for convenience.

Sec. 33-241. Same--Alteration, rehabilitation, restoration and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object in an historic district, or (iv) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- (1) The proposed activity must retain and preserve the historical character of the property;*
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;*
- (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;*
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;*

(5) *The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;*

(6) *New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;*

(7) *The proposed replacement of missing exterior features, if any, should be based on accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;*

(8) *Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;*

(9) *The proposed design for alterations or construction must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;*

(10) *The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and*

(11) *The proposed activity will comply with any applicable deed restrictions.*

(b) *In reviewing applications for certificates of appropriateness under this section, the HAHC shall also consider any elements of the proposed activity that may be necessary to enable the property to comply with any other applicable city ordinances or state or federal law so as to facilitate compliance with this ordinance and other applicable laws.*

(Ord. No. 95-228, § 2, 3-1-95; Ord. No. 05-969, § 14, 8-17-05)

C. Restoration.

1. Restoration is applicable to contributing or potentially contributing structures. Restoration involves careful attention to the historic integrity of the building or structure and its original materials and construction techniques.
2. Applicable Regulations: Refer to Section VI, Historic Restoration.

D. Relocation.

1. Relocation of a contributing or potentially contributing structure may be considered in cases where the existing location poses a challenge to the redevelopment of a property. Relocation is subject to the provisions of Sections 33-242 through 33-245 of the Houston Code.

E. New Construction.

1. New Construction within the District shall be subject to the compatibility standards and design criteria established in these Guidelines.
2. Applicable Regulations: Refer to Section IV, Site Development Standards and Section V, Building Elements and Details
3. Section 33-242 of the Houston Code is reproduced below for convenience.

Sec. 33-242. Same--New construction in historic district.

The HAHC shall issue a certificate of appropriateness for new construction in an historic district upon finding that the application satisfies the following criteria:

- (1) The new construction must be compatible with the setbacks along the blockface and facing blockface(s);*
- (2) The exterior features of new construction must be compatible with the exterior features of structures along the blockface or facing blockface(s); and*
- (3) The proportions of the new construction, including height, width, length and roofline, must be compatible with structures and objects along the blockface or facing blockface(s).*

Nothing in the foregoing shall be construed to require or impose a single architectural style in any historic district.

(Ord. No. 95-228, § 2, 3-1-95)

IV. Site Development Standards

This Section is divided into two categories: Required Guidelines and Recommended Guidelines

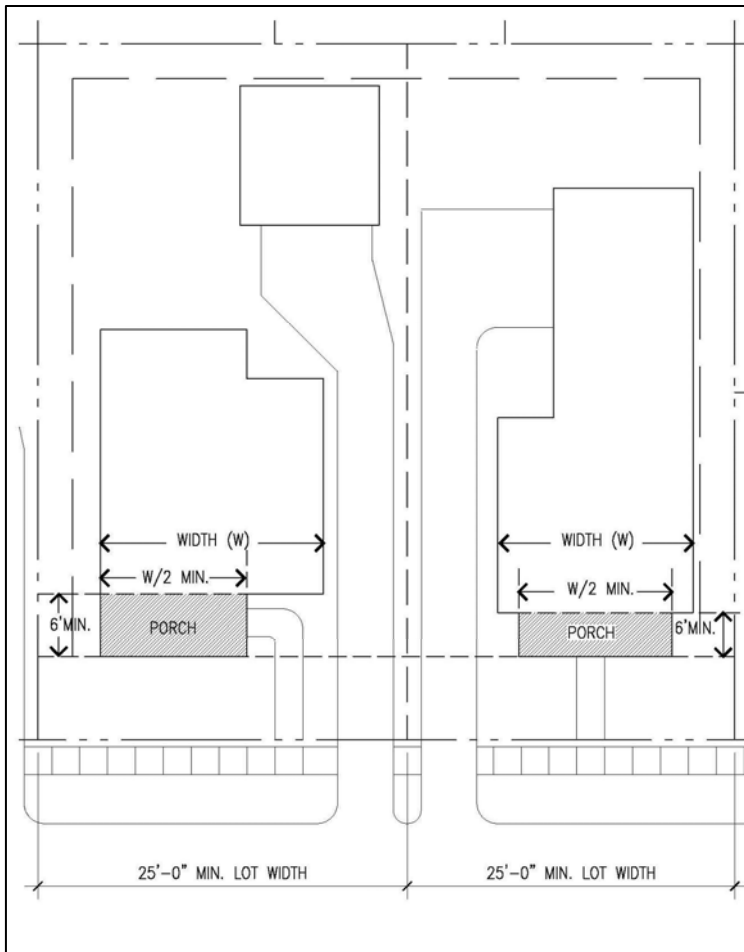


Figure IV-2 Minimum porch recommendations.

Required Guidelines

A. Street Frontage.

1. Intent. All construction should be compatible and face and address the enfronting street. Primary entrances should face the street.
2. Front porches are highly recommended on any new construction. Porches are one of the essential character defining features of historic houses in the District.
 - a. Minimum recommended width: 50% of total width of building.
 - b. Minimum recommended depth: 6 feet.

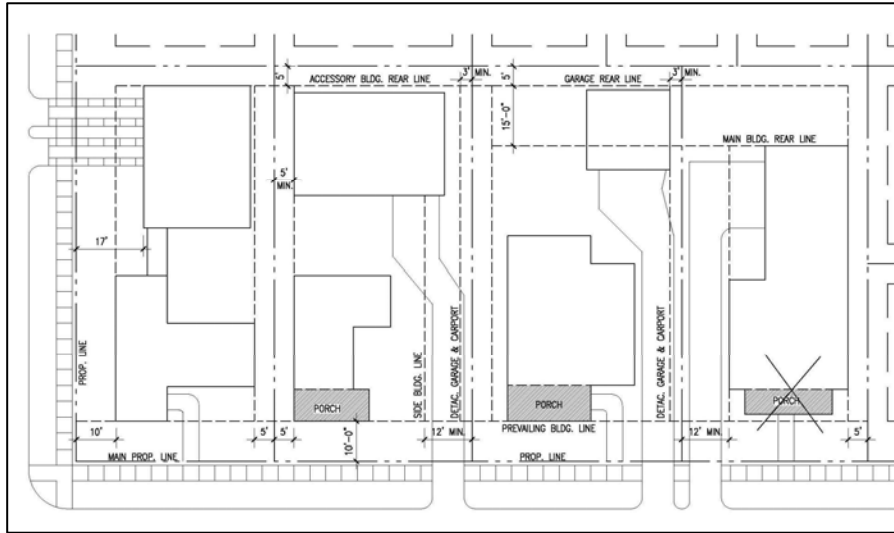


Figure IV-3 Building line requirements.

B. Building Lines.

1. Intent. The general rule for compatible building lines is to match the most frequently occurring building line on the block face or facing blockface(s).
2. Whereas all building lines, i.e., front, rear, and sides, are important, matching the front building line condition, including a porch where applicable, is considered of primary importance.

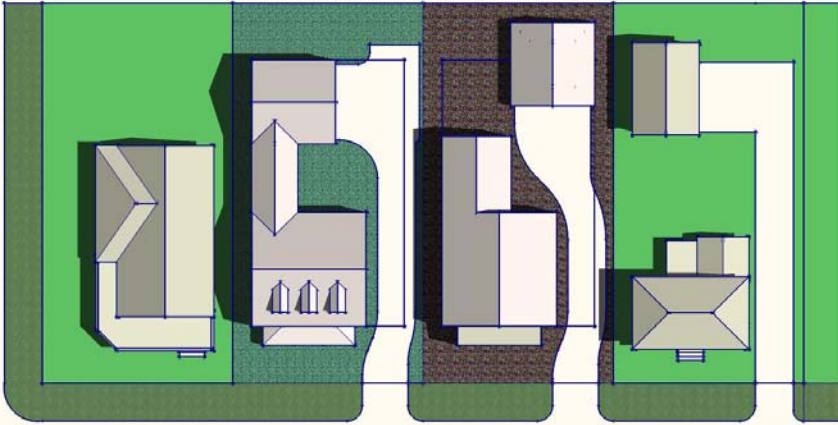


Figure IV-4. Appropriate configurations for garages and driveway access.

C. Parking

1. New construction shall provide off-street parking as required in the Houston Code.
2. Garages or covered carports shall be located on the rear half of the lot.
3. Driveway access to the garage on interior lots is limited to a single driveway with a maximum width of 10 feet at any point within the front half of the lot.
4. On corner lots, garage access shall be from the side street.

Recommended Guidelines

A. Service and Utilities.

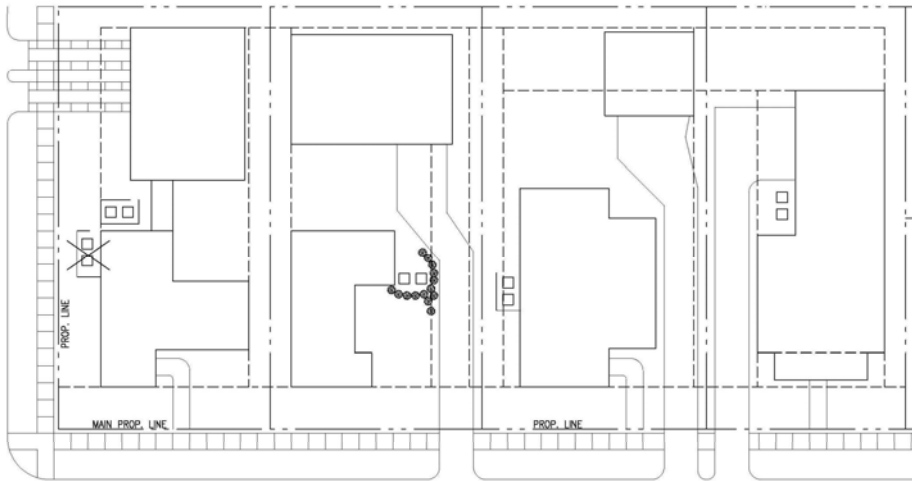


Figure IV-5 Mechanical equipment screening recommendations.

1. General. Service elements are recommended to be located at the rear of the building, preferably so that they are not visible from any public street. If they are located along the side of a building, the entire area shall be screened by an opaque wall or fence of sufficient height to completely obscure the equipment. A landscape screen, such as a hedge, may be used, provided it is opaque and maintained at the appropriate height.
2. Recommendations for Specific Elements.
 - a. Mechanical Equipment. Certain mechanical equipment items may be located on the roof, provided that they are screened from view by an opaque screen compatible with the architecture of the building. The screen shall be of sufficient height to completely obscure the equipment when viewed from any point in a public right-of-way.
 - b. Plumbing vents and attic vents should not be located on any roof plane facing the lot frontage.

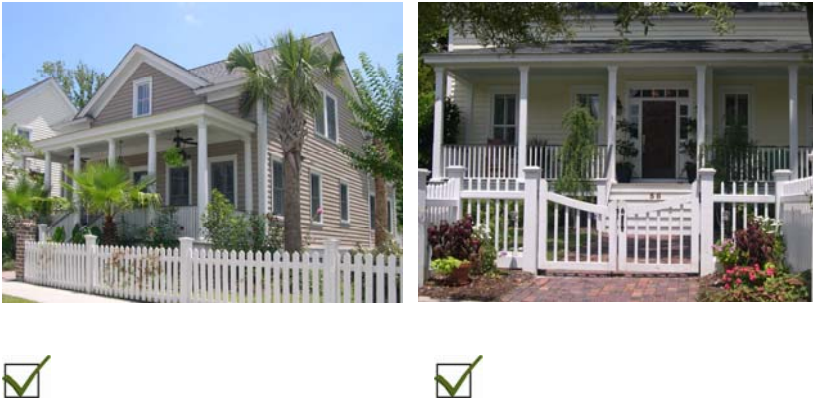


Figure IV-6 examples of front yard fencing that meet the guidelines.

B. Fencing and Screen Walls. Two types of fencing conditions are recommended:

1. Front yard fencing (applies also to the side street on corner lots.)
 - a. Type: low, mostly open fencing intended primarily to define the front yard area rather than to provide any visual screen or security. Wood picket fencing and ornamental steel rail and picket fencing are recommended fence types.
 - b. Height: maximum of 36 inches. Posts may be as high as 42 inches, and may include decorative finials.
 - c. Placement: Along any street frontage and returning to the building face or to intersect with privacy fencing at appropriate locations.
2. Rear yard and privacy fencing.
 - a. Type: mostly opaque fencing intended to provide a visual screen or barrier.
 - b. Height: maximum of 6 feet.
 - c. Placement: to enclose rear yards and to screen unsightly elements such as mechanical equipment, dumpsters, etc. Privacy fences may enclose side yards, provided they come no closer than 10 feet to the front building line.

3. Materials not recommended.

- a. Chain link, with or without inserts.
- b. Corrugated or formed metal panels.
- c. Plain concrete masonry.
- d. Concrete or precast concrete.
- e. Barbed wire or razor wire.

C. Landscaping Recommendations

- 1. Landscaping within the front yard and the street right-of-way is intended primarily to enhance the visual experience for the pedestrian, and to provide a sense of continuity of design. In general, the intent is not to screen the buildings from view, but to provide a complementary contrast in texture and color.
- 2. Front yard landscaping should play a supporting role, and help to accent and enhance the architecture. The screening of the building face with planting is neither appropriate nor desirable.
- 3. Landscaping within private areas of the lot, generally in side and rear yards, is afforded a much greater freedom, provided that the overall landscape provisions meet the minimum requirements of Chapter 33 of the Houston Code.

V. Building Elements and Details

A. Characteristics. The historic character of the District derives from a building tradition that was based on wood framing and carpentry. Brick and stucco construction is uncommon, though it does occur. When found, it is typically limited to commercial or civic buildings, or the larger, more elaborate houses. The typical wood framed examples are characterized by:

- Raised pier and beam foundations.
- Front porches are very common, often running along the entire front of the building.
- Relatively slender porch columns, which may range from simple square posts to turned columns.
- Narrow, vertically proportioned windows, with horizontal lintels. Arched openings are generally not used, unless constructed of brick.
- Exterior walls of horizontal lap siding in a variety of profiles.
- Pitched roofs, usually with end gables. Exposed rafter tails are fairly common.

With few exceptions, the historic structures in the District do not represent an established or defined style such as Queen Anne or Victorian. Most of the structures are fairly modest buildings that were constructed by carpenters and craftsmen working in an informal, vernacular tradition. Details may have been copied



Figure V-1. This house displays many of the defining characteristics of the historic houses in Old Sixth Ward.

from other buildings or from publications without regard to a strict adherence to style.

It is more useful to think of the construction techniques in the District as ranging between the vernacular and the refined. The vernacular is typically done in the simplest, most straightforward manner, using widely available materials, common techniques, and relatively little ornament. On the other hand, a client with greater means may have insisted on a more refined level of detail, and an additional level of applied ornament. This could involve such enhancements as turned posts instead of square posts, more elaborate balusters and trimwork, and decorative fretwork.

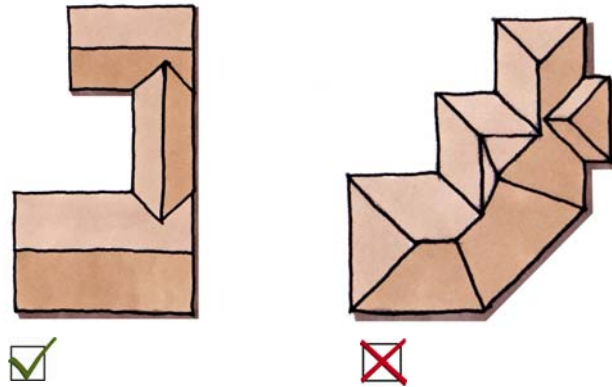


Figure V-2. Appropriate massing combines simple forms, preferably with a functional basis for differentiation.

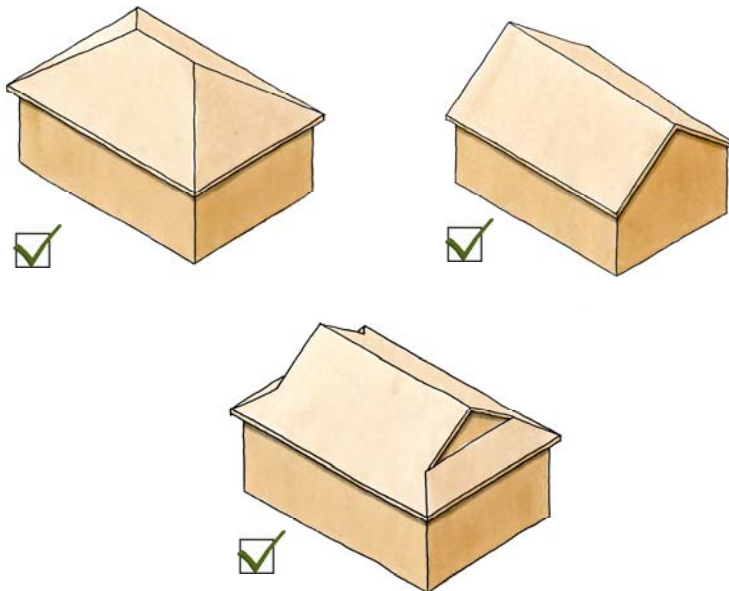


Figure V-3. Appropriate roof forms.

B. General Standards for New Construction.

1. Composition.

- a. Buildings shall be composed of simple, rectilinear volumes, or combinations of simple volumes when the resulting footprint serves a meaningful purpose, such as defining an exterior courtyard, or a focal element on a front façade.
- b. The use of angles other than right angles should be limited to subordinate accent elements such as bay windows, corner towers,

2. Roof Forms.

- a. Residential buildings should have pitched roofs of simple profiles, generally limited to gabled roofs, hipped roofs, or some combination thereof. Hybrid designs such as a Dutch hip or a truncated gable are also acceptable.
- b. Monopitch roofs should be avoided, but are permissible when framing into a vertical element.
- c. Roof pitches should be in the range of 6 on 12 to 12 on 12.
- d. Flat roofs are permissible, but are recommended only on commercial buildings. Flat roofs shall be defined by a parapet along any street facing elevation.

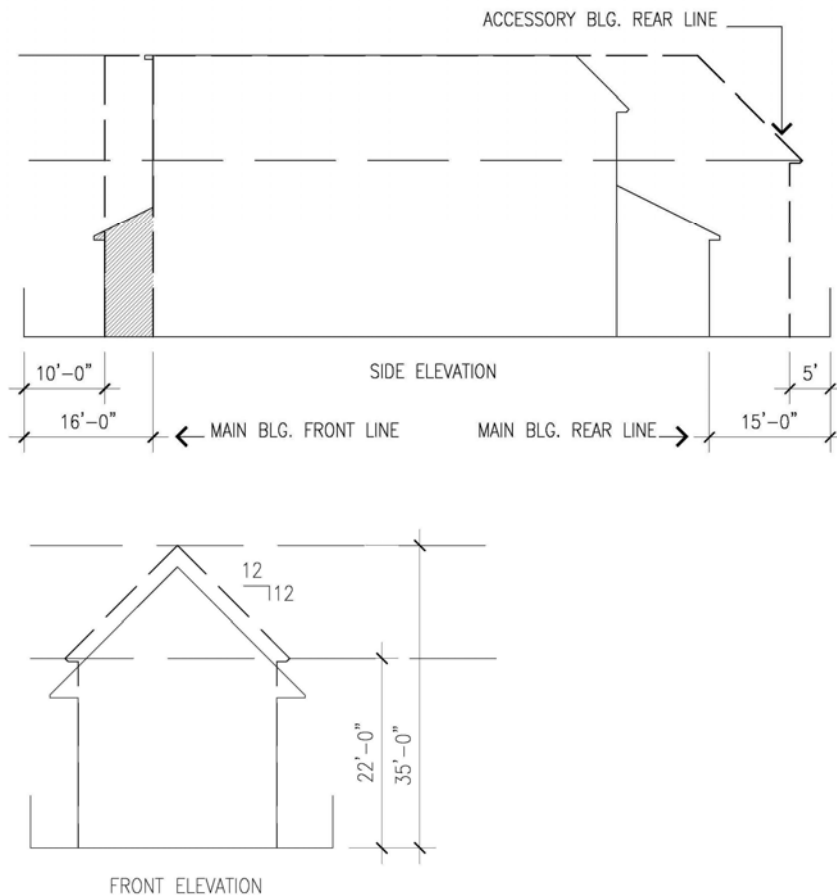


Figure V-4. Permissible building envelope. Dormers comprising less than 10% of the footprint area may project above the height envelope.

3. Height. An appropriate building height, as with many other characteristics in the District, is determined by the condition existing on the blockface or facing blockface(s). While the specific conditions may vary, the following provisions may be used as a general guideline.
 - a. Building height in the District should generally not exceed 2 stories, or approximately 22 feet, at the top of the eave board at the side and rear building lines. The height may be increased by one foot for every foot of distance inside of the building line, up to an overall maximum of approximately 35 feet. Occupied space is permitted within the roof structure, provided that the overall building form fits within the recommended envelope defined here.
 - b. Dormers comprising less than 10 percent of the building's footprint area may project above this recommended envelope.
4. Special Elements.
 - a. Front porches are highly recommended for all residential structures. Porches should extend a recommended minimum of 50% of the overall width of the structure, and should be at least 6 feet deep.

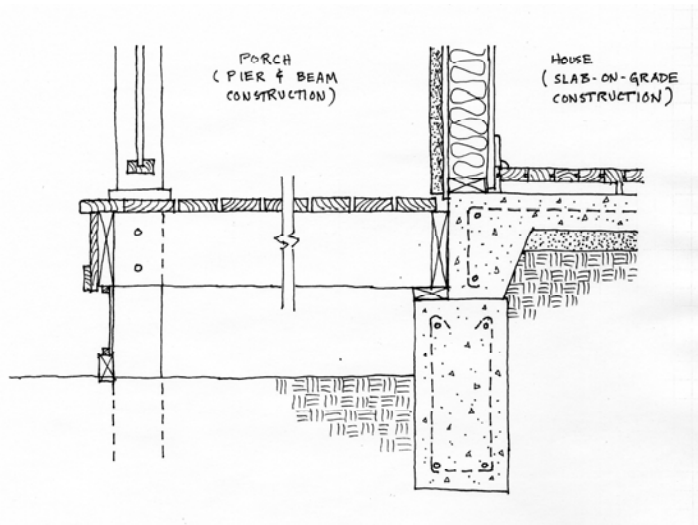


Figure V-5. A combination foundation with a porch on pier and beam and the main structure on slab.

- b. Raised foundations. The historic homes in the District were generally built on raised pier and beam foundations, in the typical manner of the time. The finished floor height is usually at least 2 feet above grade. While the use of pier and beam foundation is not required for new construction, slab on grade must be elevated and detailed to resemble a raised foundation.
5. Accessory Buildings.
- a. Buildings that are subordinate to the principal building on the site shall not be placed on the primary street frontage. Accessory buildings shall be located on the rear half of the lot.
 - b. Accessory buildings shall be architecturally compatible with the principal building.

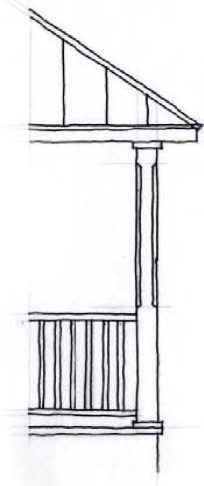
C. Major Alterations and Additions


1. Applicability. Any alteration to an existing historic structure that changes the structure or roofline or adds to the footprint of the structure shall comply with the provisions of this Section. Refer to Section III-B for the definitions of Major Alterations and Additions.
2. Intent. This Section addresses significant modifications to existing contributing and potentially contributing structures. Such changes are permitted subject to the requirements of this section, which are intended to define the extent of modifications permitted while maintaining the integrity and character of the existing building or structure.
3. Guiding Principles.
 - a. Additions should generally be confined to the rear portion of an existing building and should leave the existing street frontage essentially unchanged.
 - b. Vertical additions, that is, adding a second or third story to an existing footprint, is generally more difficult to achieve in an aesthetically convincing manner.

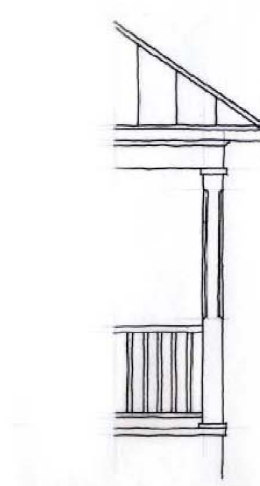
D. Key Construction Details.

1. Foundations. Foundations should be designed so that the finished floor surface is at least 18 inches above prevailing grade. The traditional method, used widely throughout the District, is a raised pier and beam foundation. Conventional slab on grade foundations may also be used, but should be elevated on slightly deeper perimeter grade beams to achieve a similar effect. Concrete foundations should be detailed to express a clear distinction between the foundation material and the wall material. This is generally accomplished by a transition elements such as a horizontal frieze board or water table.

Porch foundations should be detailed as pier and beam foundations. A combination system with a concrete slab for interior spaces and a pier and beam foundation for the porch areas can be readily achieved.



 Avoid porch framing with no visible beam dropped below the roof/soffit line.




 A well proportioned porch should have a substantial beam spanning over the tops of the columns, separate and distinct from the roof eave.

Figure VI-3. Porch beams.

2. Porches. Front porches are an essential characteristic of the Old Sixth Ward house and are highly recommended for compatible new construction. Porches should be a minimum of 6 feet deep with 8 feet of headroom. Porches are recommended to extend for at least half of the overall width of the structure.

- a. Columns. Porches should be defined by a series of similar columns spaced in a regular manner. In cases where there is an unusually long colonnade (a row of columns), the corner columns may be differentiated, generally by being more massive.
- b. Porch Beam. The porch beam is the horizontal element spanning across the tops of the columns. A properly proportioned porch beam is important to achieving a convincing porch design. It should be a clearly expressed element dropping below and distinct from any soffit or eave. The porch beam should be at least as deep as the width of a typical column, and preferably about 1.5 to 2 times the column width.
- c. Guardrails are required for any porch that is more than 30 inches above the adjacent grade. Guardrails shall consist of a series of repetitive vertical balusters spanning between a lower rail and a top guardrail. They should be fairly open, generally with at least 50% open area. Avoid solid panels or “pony walls.”

Baluster designs may vary greatly, ranging from simple 2x2 square pickets to turned posts. Flat boards cut into a decorative, repetitive pattern are also acceptable.

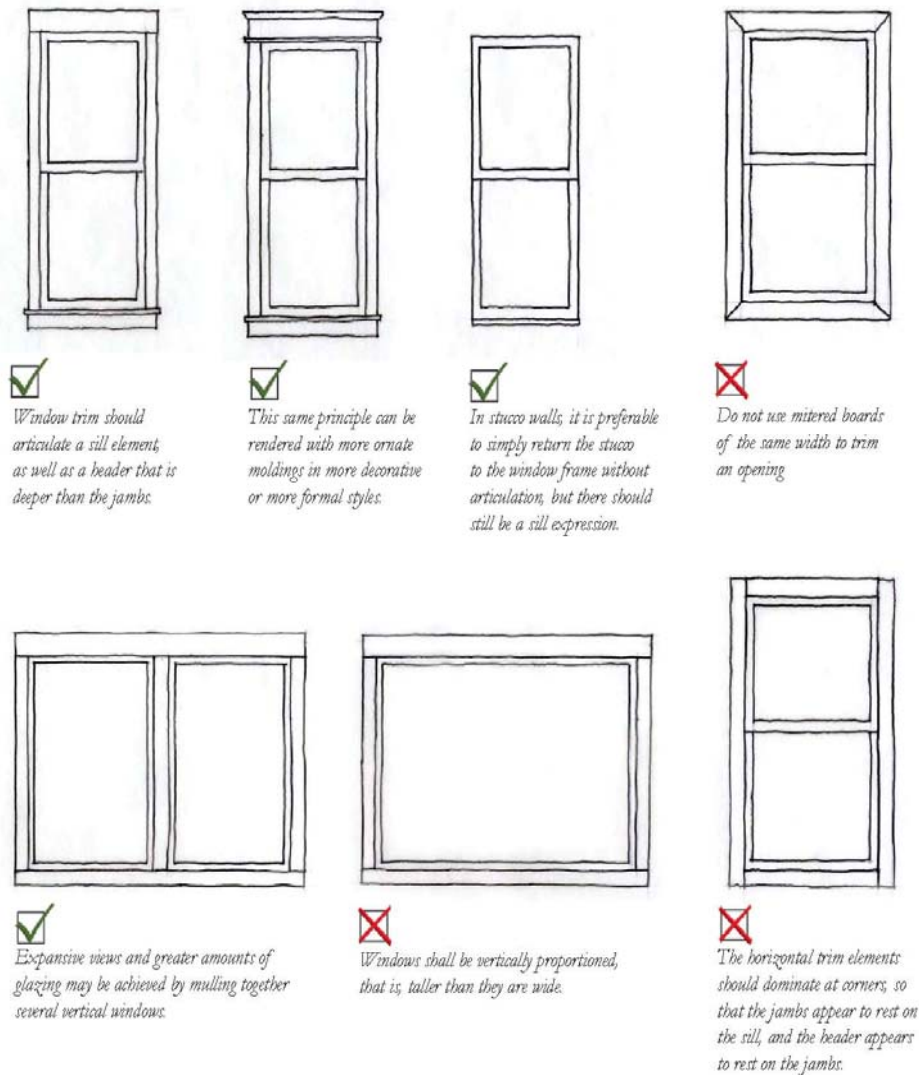


Figure VI-4. Window and trim configurations.

3. Windows and Doors.

- a. Proportion. Any single window should be square or vertically proportioned, i.e., taller than it is wide. Several windows may be grouped together for wider arrangements.
- b. Types. Windows should be of wood or clad wood profiles. Vinyl and fiberglass profiles that resemble wood may also be used. Residential aluminum windows should be avoided. Operable windows should be double hung, single hung, or casement types.

Divided lites, if used, should be true divided lites rather than snap-in muntins.

- c. Specialty Windows. Specialty windows include such shapes as round oval or fan. They shall be used sparingly, generally only for accent purposes. They shall be of similar materials and construction as the other windows and compatible with the architectural style of the house.
- d. Shutters. Shutters should be real, operable units, but, in any case, should be correctly proportioned to the window opening, i.e., with a width equal to one half the opening width. Shutters should not be used on double or triple openings. Rolling shutters are not recommended.

4. Trimwork. Trimwork should be compatible with the major construction materials. Wood or Hardi-board trim should be used with wood siding. Stucco may have relief trim of a like material, but may also be treated with simple, unarticulated transitions.

Particular attention should be paid to trimwork around window and door openings. Properly detailed trim around openings should mimic a structure, i.e., the jambs should appear to rest on the sill and to support the lintel. The lintel should be deeper than the jamb width. Avoid mitered corners. As with many other elements, the acceptable treatments may range from a simple vernacular to a more ornate refined appearance.

5. Dormers. A dormer should be considered as part of the roof rather than trying to mimic the wall below. Dormers are generally used to provide windows for an upper story that is built within the roof form; the window is the principal reason for the dormer. It should thus be expressed as framing around a window, and not a short piece of wall with a window opening. The key detail is the jamb, which should be expressed as a single piece of trim, with no siding showing.

A dormer should be proportioned similarly to a window, that is, substantially taller than wide. Dormers may be wide if they frame around multiple windows, each properly proportioned and mulled together.

Half dormers, sometimes called wall dormers, are generally only used in masonry or stucco construction and are a way of introducing a heavy wall material as a dormer finish that

would otherwise look awkward and unnatural when supported by a roof. The wall element should form a parapet, so that the roof and the wall are clearly expressed as distinct elements.

6. Eaves. Roof overhangs are recommended. A vernacular treatment seen widely in the District is to simply leave the roof rafters exposed beyond the wall line. This can be done with a straight cut, a plumb cut, or a decorative shape.

If a flat soffit is desired, the eave should have a horizontal return at all gable ends. Avoid the conventional “pork chop” method of accomplishing this transition.

E. Materials and Finishes.

1. Exterior walls may be finished in any of the following:
 - a. Wood or cement siding (e.g., Hardi-plank or equal)
 - b. Stucco and EIFS. EIFS shall be limited to a subordinate element for certain accent purposes and should not be used as the primary material.
 - c. Modular brick. King size and other non-standard brick sizes should be avoided.
2. Roofs may be constructed of any of the following materials:
 - a. Dimensional composition shingles.
 - b. Galvanized metal and pre-finished metal panels, in standing seam, batten seam, or 5-V crimp pattern. Colors should be muted neutral or gray tones.
 - c. Flat roofs may be of any built-up or membrane roofing system.

VI. Historic Restoration

A. Intent and General Provisions

This section discusses appropriate treatments for historic properties within Old Sixth Ward and contains general restoration principles as well as resource information on the types of historic construction found within the District. In general, the provisions of this section apply to restoration projects where the intent is to respect and repair the historic integrity of the structure.

The following principles apply to restoration projects:

- Respect the historic design character of a building. Identify and keep original elements; remove later modifications that are not in character.
- Some alterations that date from pre World War II may have acquired historic significance in their own right and should be retained. More recent alterations that are not historically significant should be removed.
- In-kind repair (repair using the same materials) should be used for damaged or deteriorated features.
- In-kind replacement (similar materials, details, and finishes) should be used only when repair is not feasible.
- If new features or additions are added, it should have minimum effect on the original features. The new work should be differentiated from the original, and should be compatible in terms of size, scale, proportions, and massing.

The general principles outlined above are derived from the Secretary of the Interior's Standards for the Treatment of Historic Properties, codified in 1995 as 36 CFR Part 68.

Please note that The Secretary of the Interior's Standards for the Treatment of Historic Properties are only regulatory for projects receiving federal grant funds; otherwise, they are intended only as general guidance for work on any historic building. Mandatory observance of these Standards may also be linked to certain local grant and incentive programs.

B. Structure Types and Distinctive Features

There are many structure types and styles to be found within the Old Sixth Ward Protected Historic District. This information is presented as a resource to assist in the accurate and appropriate restoration of a similar building in the District.

The following pages document the principal historic building types found in Old Sixth Ward, along with a list of distinctive features and some representative examples of the type.

C. Structure Types

The house type of a structure will not only help determine the age of the building but is also the basic framework that creates the general form of the building. The following is in alphabetical order

1. Bungalow
2. Central Hall
3. Corner Store
4. Cross Gable
5. Double Tenant Cottage
6. Duplex
7. Extended Shotgun
8. Garage Apartment
9. I-Cottage
10. L-Cottage
11. Raised Cottage
12. Sidehall
13. Shotgun
14. Three Bay

1. Bungalow

Built within the District: 1905-1945

Distinctive features:

- Often a deep porch across entire front.
- Low-Pitched Roof with rafters often exposed.
- Decorative beams or brackets under gable eaves
- Porch roof typically supported by tapered square columns.
- Often a large front facing gable spanning entire front façade.
- Generally of 1 to 1 ½ story.
- Windows of wood and 1 over 1 type sometimes with decorative upper sashes or screens.
- Brick or wood cladding

Part of a general movement towards the simplification of the excesses of the Victorian Period. The typical Bungalow floor plan is not as formal in nature as earlier plans. One generally enters directly into the main living area of the home. There is an emphasis on hearth in homes of this type and generally a fireplace is visible upon entry into the home.



2. Central Hall

also known as Dog Trot or Five Bay

Built within the district: 1850-1890

Distinctive features:

- Often a deep porch across front. This porch can be inset as in a Gulf Coast Colonial or applied to the front. Later Porches highly ornamented. Earlier Porches are more simple.
- High-Pitched Roof with side gables and enclosed eaves.
- Decorative trim under eave overhang with small windows in gables.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work
- Rarely with hipped roof or front gable.
- Generally of 1 to 1 ½ story.
- Windows of wood and any of the following types.
6 over 6, 4 over 4, 2 over 2, or 1 over 1
- Shutters or Wood Framed Screens
- Horizontal wood siding.



2203 Kane Street William Pasch Residence Built circa 1888

3. Corner Store

Built within the district: 1850-1950

Distinctive features:

- Shop located on a corner lot.
- Often with housing attached for owners of shop. Housing can be on the side or on the upper level.
- Constructed of Brick or Wood.
- Large Shop Windows along front or Main Facade
- One or Two Stories

Built throughout the neighborhood. These structures served the local community prior to the prevalence of the automobile. The businesses were often grocery stores but a few were drug stores, hardware stores, and one candy store.



4. Cross Gable

Built within the district: 1890-1920

Distinctive features:

- Often a deep porch across front. This porch can be inset as in a Gulf Coast Colonial or applied to the front.
- High-Pitched Roof with side gables and enclosed eaves. One front facing gable.
- Decorative trim under eave overhang with small windows in gables. Sometimes stained glass.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work. Later Porches highly ornamented. Earlier Porches are more simple.
- Rarely with hipped roof.
- Generally of 1 to 1 ½ story and occasionally 2 story
- Windows of wood and any of the following types.
 - 2 over 2, or 1 over 1
- Shutters or Wood Framed Screens
- Horizontal wood siding. Sometimes decorative shingle-work in gables.



5. Double Tenant House

Built within the district: 1860-1880

Distinctive features:

- Often a deep porch across front. This porch can be inset as in a Gulf Coast Colonial or applied to the front.
- High-Pitched Roof with side gables and enclosed eaves. One front facing gable.
- Decorative trim under eave overhang with small windows in gables. Sometimes stained glass.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work. Later Porches highly ornamented. Earlier Porches are simpler.
- Rarely with hipped roof.
- Generally of 1 to 1 ½ story .
- Windows of wood and any of the following types.
 - 6 over 6, 4 over 4.
- Shutters or Wood Framed Screens
- Horizontal wood siding.



6. Duplex

Built within the district: 1910-1940

Distinctive features:

- Often a small bracketed porch over entry doors.
- Low-Pitched Roof with open or closed eaves. Often one front facing gable. Rarely with hipped roof.
- Small windows or vents in gables.
- Porch typically supported by simple Brackets.
- Generally of 1 story.
- Windows of wood and any of the following types.
2 over 2, 1 over 1.
- Shutters or Wood Framed Screens (Plain or Decorative)
- Horizontal wood siding.
Lap or Tear drop (105)



7. Extended Shotgun

Built within the district: 1880-1920

Distinctive features:

- Often a deep porch across front. This porch can be inset or applied to the front.
- High-Pitched Roof with gables and enclosed eaves. One front facing gable.
- Decorative trim under eave overhang with small windows in gables. Sometimes stained glass.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work. Later Porches highly ornamented. Earlier Porches are simpler.
- Rarely with hipped roof.
- Generally of 1 to 1 ½ story .
- Windows of wood and any of the following types.
 - 4 over 4, 2 over 2
- Shutters or Wood Framed Screens
- Horizontal wood siding.



8. Garage Apartment

Built within the district: 1910-1950

Distinctive features:

- Often a deep porch across front. This porch can be inset or applied to the front.
- High-Pitched Roof with gables and enclosed eaves. One front facing gable.
- Decorative trim under eave overhang with small windows in gables. Sometimes stained glass.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work. Later Porches highly ornamented. Earlier Porches are simpler.
- Rarely with hipped roof.
- Generally of 1 to 1 ½ story .
- Windows of wood and any of the following types.
 - 4 over 4, 2 over 2
- Shutters or Wood Framed Screens
- Horizontal wood siding.



9. I-Cottage

Built within the district: 1870-1890

Distinctive features:

- Often a deep porch across front. This porch can be inset or applied to the front.
- High-Pitched Roof with gables and enclosed eaves. One front facing gable.
- Decorative trim under eave overhang with small windows in gables. Sometimes stained glass.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work. Later Porches highly ornamented. Earlier Porches are simpler.
- Rarely with hipped roof.
- Generally of 1 to 1 ½ story .
- Windows of wood and any of the following types.
 - 4 over 4, 2 over 2
- Shutters or Wood Framed Screens
- Horizontal wood siding.



10. L-Cottage

Built within the district: 1880-1890

Distinctive features:

- Often a deep porch across front. This porch can be inset or applied to the front.
- High-Pitched Roof with gables and enclosed eaves. One front facing gable.
- Decorative trim under eave overhang with small windows in gables. Sometimes stained glass.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work. Later Porches highly ornamented. Earlier Porches are simpler.
- Rarely with hipped roof.
- Generally of 1 to 1 ½ story .
- Windows of wood and any of the following types.
 - 4 over 4, 2 over 2
- Shutters or Wood Framed Screens
- Horizontal wood siding.



11. Raised Cottage

Built within the district: 1880-1900

Distinctive features:

- Often a deep porch across front. This porch can be inset or applied to the front.
- High-Pitched Roof with gables and enclosed eaves. One front facing gable.
- Decorative trim under eave overhang with small windows in gables. Sometimes stained glass.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work. Later Porches highly ornamented. Earlier Porches are simpler.
- Rarely with hipped roof.
- Generally of 1 to 1 ½ story .
- Windows of wood and any of the following types.
 - 4 over 4, 2 over 2
- Shutters or Wood Framed Screens
- Horizontal wood siding.



12. Sidehall

Built within the district: 1880-1900

Distinctive features:

- Often a deep porch across front. This porch can be inset or applied to the front.
- High-Pitched Roof with gables and enclosed eaves. One front facing gable.
- Decorative trim under eave overhang with small windows in gables. Sometimes stained glass.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work. Later Porches highly ornamented. Earlier Porches are simpler.
- Rarely with hipped roof.
- Generally of 1 to 1 ½ story .
- Windows of wood and any of the following types.
 - 4 over 4, 2 over 2
- Shutters or Wood Framed Screens
- Horizontal wood siding.

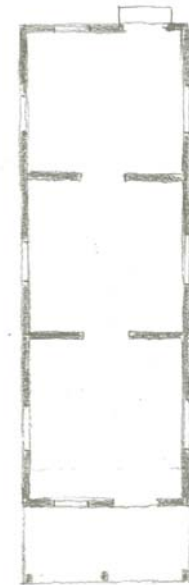


13. Shotgun

Built within the district: 1870-1890

Distinctive features:

- Often a deep porch across front. This porch can be inset or applied to the front.
- High-Pitched Roof with gables and enclosed eaves. One front facing gable.
- Decorative trim under eave overhang with small windows in gables. Sometimes stained glass.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work. Later Porches highly ornamented. Earlier Porches are simpler.
- Rarely with hipped roof.
- Generally of 1 to 1 ½ story .
- Windows of wood and any of the following types.
 - 4 over 4, 2 over 2
- Shutters or Wood Framed Screens
- Horizontal wood siding.



14. Three-Bay

Built within the district: 1860-1880

Distinctive features:

- Often a deep porch across front. This porch can be inset or applied to the front.
- High-Pitched Roof with gables and enclosed eaves. One front facing gable.
- Decorative trim under eave overhang with small windows in gables. Sometimes stained glass.
- Porch typically supported by square chamfered or turned posts. Often with decorative bracket and frieze work. Later Porches highly ornamented. Earlier Porches are simpler.
- Rarely with hipped roof.
- Generally of 1 to 1 ½ story .
- Windows of wood and any of the following types.
 - 4 over 4, 2 over 2
- Shutters or Wood Framed Screens
- Horizontal wood siding.



Design Guidelines for Old Sixth Ward

VIII. Appendices

- A. A Village in the City**
- B. Listing of Documented Houses**
- C. Illustrated Glossary**

Appendix A

A Village in the City

Home to approximately 2,000 Houstonians, the area now called the Old Sixth Ward was originally part of a two-league Mexican land grant made in 1824 to Stephen F. Austin's son, John. On July 6, 1838, two years after John K., Augustus C. and Charlotte B. Allen founded the town of Houston, S.P. Hollingsworth filed a survey of the area in which he divided the land into large, narrow tracts that ran northward from Buffalo Bayou. By January 1839, portions of the Hollingsworth survey that lay in the future Old Sixth Ward had been conveyed to several prominent Houstonians, including: W.R. Baker, James S. Holman, Nathan Kempton and Henry Allen. By 1858, W.R. Baker and his friends owned or held mortgages on most of the land in this area. Baker engaged the County Surveyor, Samuel West, to restructure his holdings by converting the whole area into a lot and block system. The new survey was laid out to true north, varying from downtown, which was platted at a 45-degree angle to true north. The first sale after the re-platting took place on January 31, 1859, when Baker transferred several blocks to W.W. Leeland. Subsequent lot and block sales followed Baker's plat, which remains in use today.

For many years, W.R. Baker served as President of the Houston and Texas Central Railroad whose route approached Houston from the northwest. The railroad's success greatly influenced the growth of the neighborhood, which attracted immigrants seeking employment. Long noted for its ethnic and economic diversity, the neighborhood has at various times been home to Swedish, German, English, Irish, French, Swiss, Italian, Polish, Eastern European, Jewish, African, Chinese, Vietnamese, Mexican, Latin American, and Scottish immigrants. The 1870 census indicates that everyone who lived in

this area worked either for the railroad or in a related enterprise such as construction or retail services.

In 1871, Glenwood Cemetery opened at the western edge of the area. It provided a natural, protective boundary that continues in force today. In 1872, Washington Avenue was graded and the number of businesses located there increased. By 1878, the Houston Street Railway (trolley) extended to Washington Avenue where the business district was known as "Uptown" in contrast to the Market Square area, which was known as "Downtown." A bird's eye view of the area drawn in the early 1890s shows the neighborhood to have been fully developed with a structure on almost every lot. By the early 1900s the Sixth Ward was a fully developed community complete with a fire station, a public school, stores, saloons, churches and industrial establishments.

The Houston Chronicle newspaper lauded Fourth Ward North, as Sixth Ward was originally called, as one of the finest and 'healthful' places to live in Houston. The area enjoyed the highest elevation in Houston and abundant artesian water, fed by the Beauchamp Springs. Its residents enjoyed proximity to downtown and other attractions such as the popular Highland Park resort at the corner of Houston Ave and White Oak Drive that had excellent swimming and boating facilities. So popular was Fourth Ward North, the Chronicle ran a weekly section on it for several years.

The majority of the houses standing today were built in the 1870's, 80's, and 90's as modest, one-story frame cottages occupied by single families. During the 1880's the majority of the families living in the neighborhood were of German descent. Many of those families lived on farms in the country in northwest Houston where the Spring Branch, Rosslyn, Timbergrove, and Oak Forest subdivision now stands and in keeping with German tradition, they built houses in Sixth Ward as 'town homes' They would use these houses while

selling their farm produce at the city market downtown, their annual shopping, socializing, and/or attending theatres or opera houses downtown. They used timber from their farms to build these houses.

During the late 19th Century more than half of the houses were owner-occupied. The distinctive Victorian character of these dwellings was enhanced by decorative millwork usually applied to the front porches. As the 20th Century progressed, new housing reflected changes in architectural styles. Bungalows were built among the Victorian cottages, but the essential character of the neighborhood did not change. During World War II many of the original owners had passed on and their houses were converted from single to multi-family tenant dwellings, often owned by absentee landlords. Since achieving recognition as both a nationally and a locally designated historic district, the Old Sixth Ward has witnessed the restoration of many homes to single-family occupancy.

Today's Sixth Ward is often described by visiting Historians as a small village in the shadow of downtown Houston. The Old Sixth Ward is a complete community with historic churches, corner stores, and even a school and cemetery. It is with the intent to preserve this valuable cultural resource that the design guidelines and historic district were created.

Appendix B

Listing of Documented Structures

Appendix C

Illustrated Glossary

Alteration means any change to the exterior of a building, structure, object or site. Alteration shall include, but is not limited to, changing to a different kind, type or size of roofing or siding materials; changing, eliminating, or adding exterior doors, door frames, windows, window frames, shutters, fences, railings, columns, beams, walls, porches, steps, porte-cocheres, balconies, or ornamentation; or the dismantling, moving or removing of any exterior feature. Alteration does not include ordinary maintenance and repair.

Archaeological means relating to the study of past human behavior through use of material remains of historic and prehistoric origin.

Archaeological site means property or a location designated by the city council on which there exists material remains of past life or past life activities that occurred on the property or at the location.

Balustrade A railing or low wall consisting of a handrail on balusters (small supporting posts) and a base rail.

Base The lowest part of a building; the lowest part of a column

Beadboard

Block means one or more lots, tracts, or parcels of land bounded by streets, easements, rights-of-way, or other physical features or a combination thereof.

Blockface means the portion of a block that abuts a street.

Building means any structure used or intended for supporting or sheltering any use or occupancy.

Building permit means an official document or certificate issued by the building official authorizing performance of a specified activity, including the alteration, restoration, rehabilitation, construction, relocation or demolition of a building, structure or object.

Capital The top decorative portion of a column or pilaster

Certificate of appropriateness means a current and valid permit issued by the HAHC or the planning official, as applicable, authorizing the issuance of a building permit for construction, alteration, rehabilitation, restoration, relocation or demolition required by this article.

Compatible means such relation and consistency between two or more structures or objects. That the structures or objects demonstrate a harmonious and consistent relation distinguished by scale, material, compositional treatment, and other features that add to the character of the scene.



The residence located at 803 Sawyer is compatible

Conservation plan means an inventory and analysis of historic resources within a geographic area of the city designated or proposed for designation as an historic district pursuant to the provisions of this article that contains standards for alteration, rehabilitation, restoration, construction, relocation and demolition of buildings, structures, objects or sites in an historic district.

Construction means the act of expanding an existing building, structure or object or the erection of a new building, structure or object on a lot, site or other property.

Context the surrounding environment of a building or site, including other structures, site features, landscape and streets.

Contributing means a building, structure, object or site that reinforces the cultural, architectural or historical significance of the historic district in which it is located.

Contributing structure means a building, structure, object or site that is identified as contributing upon the designation of the historic district in which it is located.



This residence on Sabine Street is a contributing structure

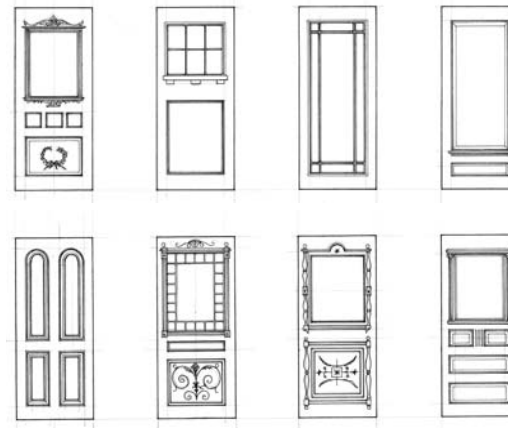
Corbel A bracket of stone, wood, or metal projecting from the side of a wall and serving to support a cornice, the spring of an arch, a balustrade or other element.

Cornice A projecting ornamental molding along the top of a building crowning it.

Demolition means an act or process that destroys in whole or in part any building, structure, object or site.

Designation means the formal recognition by the city council of a building, structure, object, site or district as historically, architecturally, culturally or archaeologically significant to the city, state, nation or region.

Door



Doors in the District display a range of designs with recessed panels, some of them may contain glass lites

Dormer A window set upright in a sloping roof; the roofed projection in which this window is set.

Economic return means a profit or capital appreciation from use or ownership of a building, structure, object or site that accrues from investment or labor.

Elevation A “head-on” drawing of a building façade or object, without any allowance for perspective. An elevation drawing will be in a fixed proportion to the measurement on the actual building.

Excavation means to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior feature means an element of the architectural character and general arrangement of the external portion of a building, structure or object, including building material, that is visible from a public right-of-way.

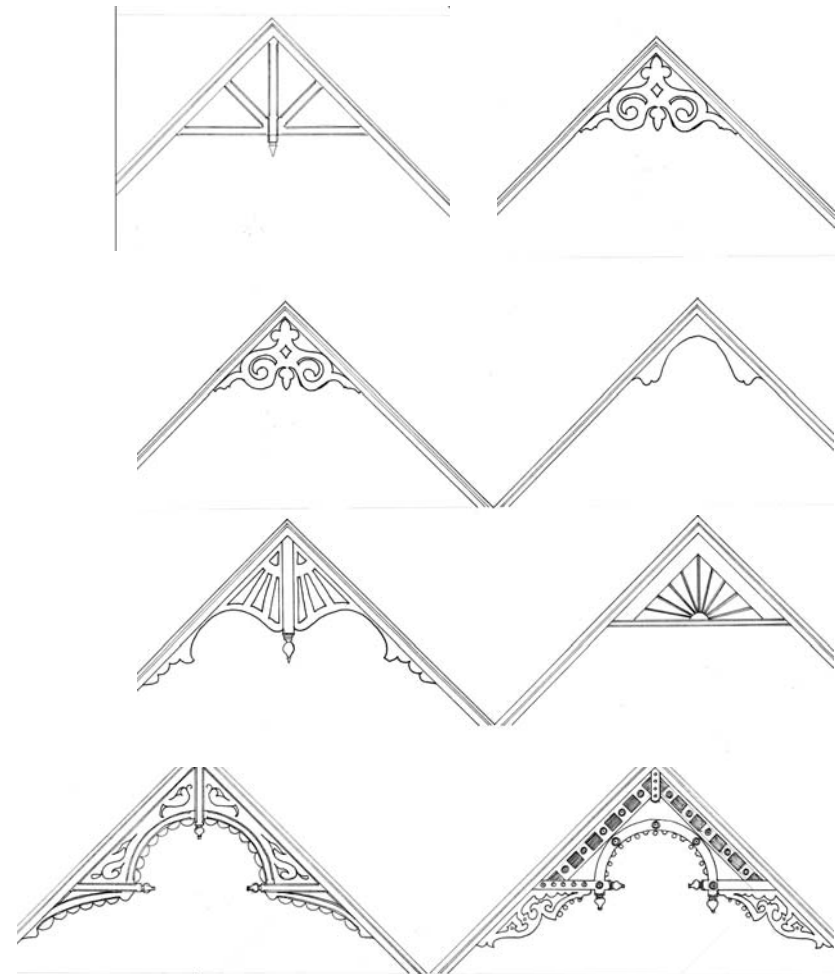
Façade A face of a building, usually refers to the main entry side of the structure.

Fascia A horizontal band of vertical face trim located under the bottom roof line.

Free-standing Sign A detached sign which is supported by one or more columns, uprights or braces extended from the ground or from an object on the ground, or a detached sign which is erected on the ground.

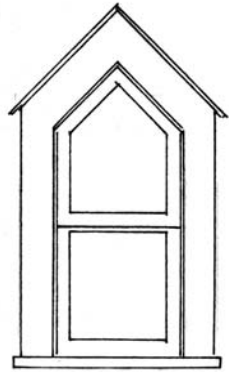
Gable The triangular wall enclosed by the sloping ends of a ridged roof.

Gable Ornament A decorative trim added at the apex of usually a front facing gable on structures built in the later part of the 19th century.



examples of Gable Ornaments found within the district

Gable Window A decorative window located within gables of a structure.



This example of a Gable window has an upper detail to coordinate with the gable.

HAHC means the Houston archaeological and historical commission.

Historic district means a geographical area designated by the city council that possesses a significant concentration, linkage or continuity of buildings, structures, objects or sites united by historical, cultural, architectural or archaeological significance to the city, state, nation or region.

Historic property means a building, structure, object or site significant in American history, architecture, engineering, archaeology, or culture at the national, state, or local level.

Historic resource means generally the same as historic property. It includes architectural, historical, and archaeological properties as well as landscape features.

Hood Molding A projecting molding/trim around the top of a doorway or window to throw off the rain

Incompatible means such relation and inconsistency between two or more structures or objects. That the structures or objects demonstrate a non-harmonious and inconsistent relation distinguished by scale, material, compositional treatment, and other features that do not add to the character of the scene.



The Residence at 1904 Decatur is an incompatible construction

Integrity means the authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

Inventory means a list of historic and resources that have been identified and evaluated as meeting specified criteria of significance.

Landmark means any individual building, structure, object or site designated by the city council for its historical, cultural, architectural or archaeological significance in the city, state, nation or region.

Lattice An openwork screen or grill made of interlocking or overlapping strips.

Mandatory repair means a repair of a building or structure that is necessary to comply with article IX of chapter 10 of this Code as evidenced by an order of the hearing official or the building and standards commission or by a citation.

Molding A shaped strip of wood, metal, brick or other material that is used in an ornamental or functional means

Noncontributing means a building, structure, object or site that does not reinforce the cultural, architectural or historical significance of the historic district in which it is located.

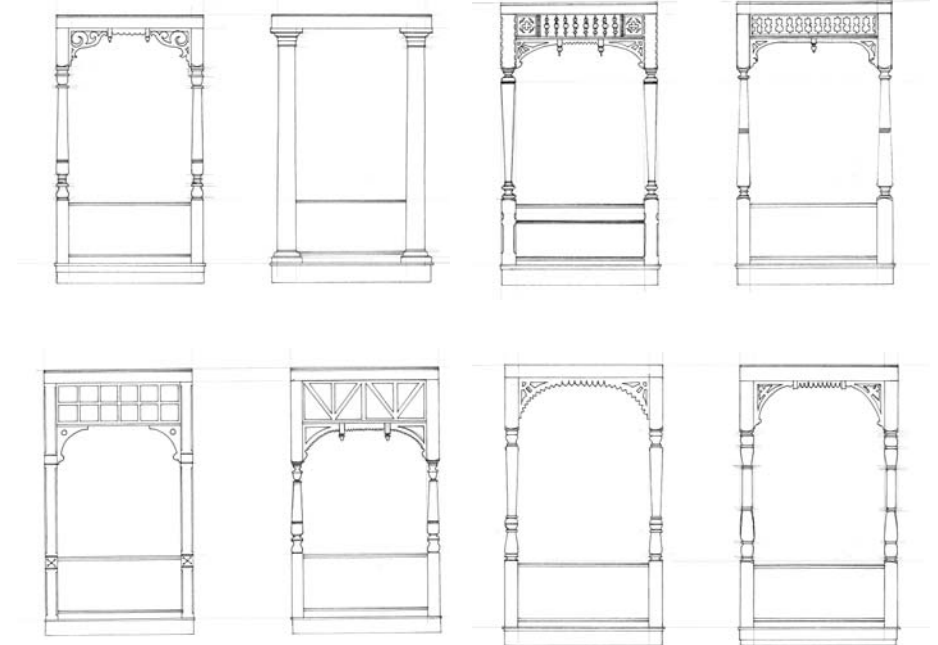
Noncontributing structure means a building, structure, object or site that is identified as noncontributing upon the designation of the historic district in which it is located.

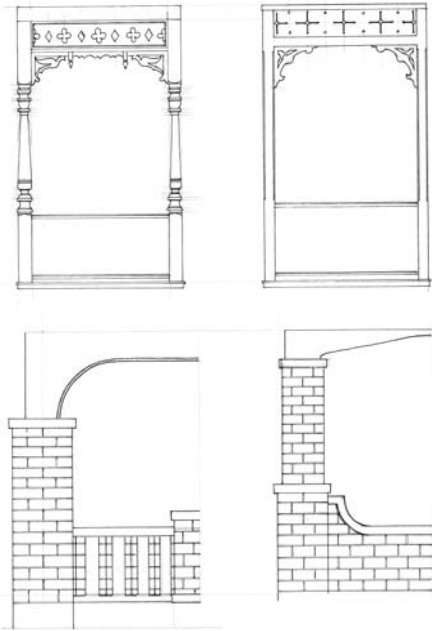


Object means a material thing of a functional, aesthetic, cultural, historical or scientific value that may be moveable by nature or design, yet related to a specific setting or environment.

Ordinary maintenance and repair means any work to correct or prevent deterioration, decay or damage to a building, structure, object or site (or any part thereof), provided that the work does not change the design, character, texture or material of any exterior feature or constitute an "alteration" as defined above.

Porch





Porch Posts

Potentially contributing means a building, structure, object or site with incompatible alterations or deteriorating conditions that, if reversed, would reinforce the cultural, architectural or historical significance of the historic district in which it is located.

Potentially contributing structure means a building, structure, object or site that is identified as potentially contributing upon the designation of the historic district in which it is located.



The residence at 1904 Kane is a potentially contributing structure

Preserve means to keeping perfect or unaltered condition.

Preservation means the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetation cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Public right-of-way means an area, at grade level, of a minimum 40 feet in width, dedicated to the public for the passage of people or goods.

Qualified curatorial association means an organized and permanent non-profit institution, essentially educational or aesthetic in purpose, with professional staff, that owns and utilizes tangible objects, cares for them, and exhibits them to the public on some regular schedule, provided that the institution meets the requirements of the Council of

Texas Archaeologists' Guidelines (Curation Standards and Procedures), 1992 edition, as may be amended or updated from time to time.

Real property records means the applicable records of a county in which conveyances of real property are recorded.

Reconstruct means to create again. A building, room or detail may be reproduced in its exact detail and appearance as it once existed. Accurate reconstruction such as in the case of a porch requires good evidence of the original design.

Rehabilitation means the act or process of returning a building, structure, object or site to a state of utility that makes possible an efficient contemporary use while preserving those portions or exterior features that are historically, architecturally and culturally significant.

Relocation means any change in the location of a building, structure or object.

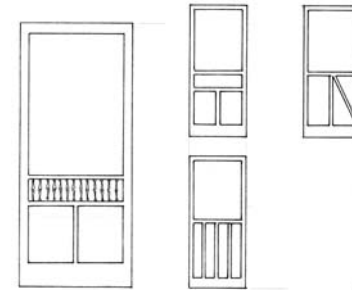
Remodel means to remake or make over. In a remodeling, the appearance is changed by adding or removing elements from the structure. Often these changes are not reversible.

Restore means to bring back to a previous condition.

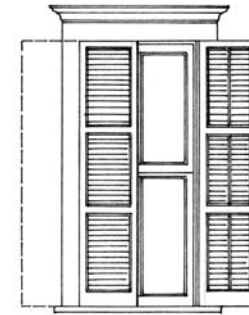
Restoration means the act or process of accurately recovering the form and details of a building, structure, object or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work or both.

Screen Door

Old Sixth Ward Protected Historic District Design Guidelines

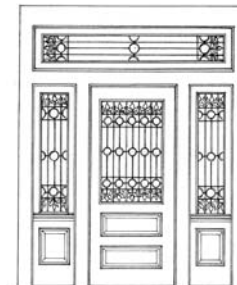


Shutter



Sidelight means a vertical window on one or two sides of a central door.

This door has a pair of sidelights on either side of the door.



Sill means the horizontal bottom member of a window or door frame.

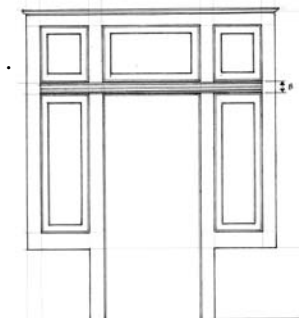
Site means property upon which a significant event occurred, including, but not limited to, any land, building or natural resource where prehistoric or historic occupations or activities occurred and the location of buildings and structures, whether standing, ruined, demolished or relocated, where the location retains historical, architectural or archaeological value and integrity.

Stabilize means to make resistant to change in condition. A building is usually stabilized to retard deterioration until it can be repaired. A weather resistant closure, and a safe structural system are minimum stabilization efforts.

Structure means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

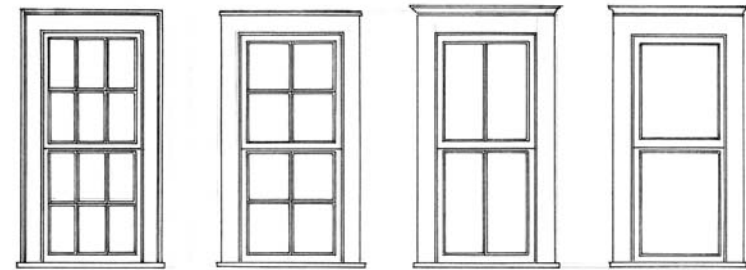
Tract means a contiguous parcel of land under common ownership.

Transom means a horizontal cross-bar in a window, over a door or between a door and window above it. It may also refer to a window above a door or other window.

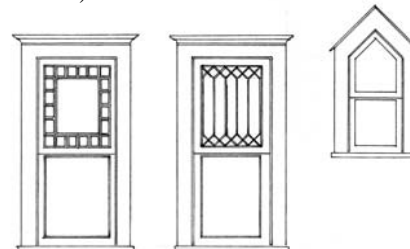


This door has an unusual triple transom.

Window

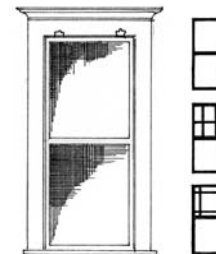


Windows are frequently described by the number of divided lites in each sash, shown here from left to right are a 6 over 6, 4 over 4, 2 over 2, and a 1 over 1.



A more decorative upper sash is also fairly common.

Window Screen



Working day means a day other than a Saturday, Sunday or official city holiday.